

REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION

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May 4, 2004

FROM: MICHAEL E. HAYS, Director
Land Use Services Department/Advance Planning Division

SUBJECT: FIRST CYCLE 2004 GENERAL PLAN AMENDMENTS AND RELATED
ACTIONS

RECOMMENDATION: CONDUCT a public hearing to:

- A) **CONSIDER** the First Cycle 2004 General Plan Amendments for the following projects:
Arthur J. Townley (APN: 3064-041-02), Ulderico Cortez (APN: 0256-021-14*), Eduardo Tan (APN: 1011-451-02), and Centerstone Communities (APN: 1013-501-10*);
- B) **ADOPT** the Resolution amending the County General Plan included in the First Cycle 2004 General Plan Amendments;
- C) **READ** title only of proposed Ordinance amending the County General Plan;
- D) **WAIVE** reading of the entire text and adopt;
- E) **APPROVE** the related projects subject to conditions of approval;
- F) **ADOPT** the Findings as recommended by the Planning Commission;
- G) **ADOPT** the Negative Declarations; and
- H) **FILE** the Notices of Determination.

BACKGROUND INFORMATION: Section 65358 of the California Government Code requires that mandatory elements of the jurisdiction's General Plan be amended no more than four (4) times during any calendar year. This action proposes the following four projects for final adoption as a first amendment to the San Bernardino County General Plan for 2004.

Project (a) included in this cycle was presented to the Board of Supervisors at a hearing on February 10, 2004, and project (b) was presented at a hearing on February 24, 2004. At these hearings, the Board declared an intent to adopt these projects to amend the General Plan Official Land Use Districts Maps. The Board will hear projects (c) and (d) on May 4, 2004, as separate agenda items. If the Board, after conducting the public hearing, declares an intent to adopt these projects, they will be continued to the First Cycle 2004 General Plan Amendments for final adoption. The details for these projects are as follows:

- (a) **APN: 3064-041-02**
Applicant: Arthur J. Townley
Proposal: A) General Plan Land Use District Amendment from Oak Hills/Rural Living (OH/RL) to Oak Hills/Neighborhood Commercial (OH/CN) on 2.36 acres.

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B) Conditional Use Permit to establish a mini market/fuel station consisting of an 8,400 sq. ft. market, two fuel pump stations, two underground fuel tanks, and a 50-gallon propane tank (for market use) on 2.36 acres.

Community: Oak Hills/1st Supervisorial District
Location: Northeast corner of Phelan and Baldy Mesa Roads
JCS/Index: 10992CF1/GPA/DN87-9N/01

On February 10, 2004, the Board's vote to declare an intent to adopt this General Plan Amendment was as follows:

Ayes: Postmus, Biane, Hansberger, Aguiar, Young
Noes: None
Absent: None

(b) **APN: 0256-021-14***

Applicant: Ulderico Cortez

Proposal: A) General Plan Land Use District Amendment from Bloomington/Single Residential-one acre minimum lot size-Additional Agriculture Overlay (BL/RS-1AA) to Bloomington/ Single Residential-20,000 square feet minimum lot size (BL/RS-20M) on 10 acres.
B) Tentative Tract Map 16180 to create six lots on 3.47 acres.

Community: Bloomington/5th Supervisorial District

Location: West side of Alder Road, approximately 970 feet north of Santa Ana Avenue.

JCS/Index: 11559CF1/E107-175/2002/GPA/TT01

On February 24, 2004, the Board's vote to declare an intent to adopt this General Plan Amendment was as follows:

Ayes: Postmus, Hansberger, Aguiar, Young
Noes: None
Absent: Biane

(c) **APN: 1011-451-02**

Applicant: Eduardo Tan

Proposal: A) General Plan Land Use District Amendment from Single Residential-20,000 square feet minimum lot size (RS-20M) to Single Residential (RS) on 1.05 acres.

B) Tentative Parcel Map 16511 to create four lots on 1.05 acre, with a variance to permit a street side yard wall height up to 7'5" in lieu of a maximum of 4', a 8' setback for a wall in lieu of the required 15' for parcel 2 facing Vernon Ave., and allow a 7'5" wall in lieu of the maximum 6' wall along the west property line of the entire site.

Community: Montclair/4th Supervisorial District

Location: Northwest corner of Vernon and Howard Avenues.

JCS/Index: 12050CF1/W54-111/2004/TPM16511/TPM01

The Board will hear this project on May 4, 2004, on a separate agenda item. If the Board, after conducting the public hearing, declares an intent to adopt this project, it will be included in the ordinance and resolution for final adoption as the First Cycle 2004 General Plan Amendment.

- (d) **APN:** **1013-501-10***
 Applicant: Centerstone Communities/Harry Keto
 Proposal: A) General Plan Land Use District Amendment from Single Residential-one
 acre minimum lot size (RS-1) to Single Residential-20,000 square feet
 minimum lot size (RS-20M) on 15 acres.
 B) Tentative Tract Map 16396 to create 26 lots with major variance to allow
 9' wall height in lieu of 6' maximum on 15 acres.
 Community: Chino/4th Supervisorial District
 Location: Northwest corner of Philadelphia Street and Humboldt Avenue at the
 western terminus of Compton Street.
 JCS/index: 12019CF1/W37-121/TT16396/2003/GPA01/TT01.

The Board will hear this project on May 4, 2004, on a separate agenda item. If the Board, after conducting the public hearing, declares an intent to adopt this project, it will be included in the ordinance and resolution for final adoption as the First Cycle 2004 General Plan Amendment.

- * Asterisks indicate that more parcel numbers than the one listed are involved for that specific project.

REVIEW AND APPROVAL BY OTHERS: The Planning Commission reviewed and recommended approval for project (a) on December 18, 2003, reviewed and recommended approval for project (b) on January 8, 2004, and reviewed and recommended approval for projects (c) and (d) on April 8, 2004. The projects included in this cycle were reviewed by Deputy County Counsel Robin Cochran (387-8957) concurrently with the Planning Commission reviews. This First Cycle grouping was reviewed by Deputy County Counsel Robin Cochran (387-8957) on April 23, 2004, and by the County Administrative Office, Patricia M. Cole, Administrative Analyst III, (387-5346) on April 25, 2004.

FINANCIAL IMPACT: There are no financial impacts associated with the approval of this item.

SUPERVISORIAL DISTRICT(S): 1st, 4th, and 5th

PRESENTER: Michael E. Hays, Director, 387-4141.